

# Dalton Woods Homeowner's Association

## Board of Directors ZOOM Meeting Minutes

### Monday, February 1, 2021

#### Board members in attendance:

- John Elfring
- Tracy Earls
- Bruce Brown
- Tom Northey
- Jami Brady

#### Other Attendees:

- Toni Sponheimer– Leland Management

#### Call to Order:

- Meeting was called to order by Tracy Earls at 6:34pm.

#### Establish Quorum:

- A quorum was established with the presence of 5 board members.

#### Proof of Meeting Notice:

- Meeting notice was posted at the front entrance/exit of the community on Friday, January 29, 2021 and posted to the website same day.

#### Approval of Meeting Minutes:

- A motion was made by Tom Northey and seconded by John Elfring to approve the meeting minutes from the November 23, 2020 meeting. Motion was unanimously approved by all directors.

#### Architectural Requests:

- A motion was made by Bruce Brown and seconded by John Elfring to ratify the following architectural requests that were approved in the interim:
  - 5034 SE 44th Circle – Tree Removal
  - 5173 SE 44th Circle – Landscaping
  - 5173 SE 44th Circle – Driveway Extension
  - 5008 SE 44th Circle – Roof
  - 5568 SE 44th Circle – Fence
  - 4978 SE 44th Circle – Exterior Painting
  - 4978 SE 44th Circle – Fence
  - 4605 SE 48th Place Road – Tree Removal
  - 5568 SE 44th Circle – Tree Removal – No architectural request was given as the homeowner submitted a letter from a tree company stating all 7 trees were a hazard. Board wishes to send a letter to all residents stating that the architectural control committee MUST be notified prior to any tree removal and an architectural request submitted.
- Board approved to have Paul Martin join the architectural control committee.

**New Business:**

- Bruce Brown made a motion and Jami Brady seconded to approve the Duke Energy outdoor lighting proposal contingent on both the pole and the light fixture are to be black. Fixture is Biscayne and pole is Colonial. Motion passed unanimously.
- Bruce Brown made a motion and John Elfring seconded to accept the proposal from Greg Swan to paint the street signs in the amount of \$480.00. Motion passed unanimously. Board requested confirmation that the signs will be cleaned prior and to ask the lifespan of the paint.
- Board has confirmed that the “Praying for Keith” signs must be taken down.
- Bruce Brown made a motion and Tracy Earls seconded to approve the litigation invoice from The Law Offices of John Di Masi for \$800 regarding ACCT# 152500950 past due violations. Motion passed unanimously.

**Adjournment:**

- With no further business to discuss, a motion for adjournment was made by Jami Brady and seconded by Bruce Brown. Motion was unanimously approved by all directors and meeting was adjourned at 7:42pm.

**Next meeting date:** April 5, 2021 @ 6:30pm via ZOOM

**Spring Cleanup:** April 10<sup>th</sup> & 11<sup>th</sup>

**Yard Sale:** April 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup>

*Respectfully submitted by Toni Sponheimer, LCAM*